

# HIGHLAND HEIGHTS SUBDIVISION

Located in the W. 1/2 and the S.E. 1/4 of Section 15, T.35 S., R.1 W., W.M. Jackson County, Oregon

NOTES:  
 1) This property, at the time of the recording of the Final Plat was not shown to be suitable for development because of a potential lack of domestic water and sewage disposal.

I, James E. Hibbs, a Registered Professional Land Surveyor of the State of Oregon, hereby declare that the physical location of the travel surface of Del Isle Way and Richards Way are within the right-of-way and slope easements as shown hereon.

*James E. Hibbs*  
 James E. Hibbs, OPLS 2234

### SURVEY FOR:

Gregg Adams & Dan Bunn  
 P.O. Box 1084  
 Medford, OR 97501

### SURVEY BY:

L.J. Friar & Associates, P.C.  
 Consulting Land Surveyors  
 304 South Holly Street  
 Medford, Oregon 97501  
 Phone: (503) 772-2782

### LEGEND:

- ⊙ = Found County Surveyor's monument per re-establishment notes.
  - ⊛ = Found brass capped monument mkd. RS483 per Survey No. 3322.
  - = Found 3/4" pin per Survey No. 2696.
  - ⦿ = Found 5/8" iron pin with plastic cap mkd. DA EDWARDS RPLS2338 per Survey No. 12633.
  - = Set 5/8" x 24" iron pin with plastic cap mkd. L.J. FRIAR & ASSOCIATES.
  - = Set 5/8" x 30" iron pin with plastic cap mkd. L.J. FRIAR & ASSOCIATES.
- JCDR = Jackson County Deed Records. PUE = Public Utility Easement.  
 ORJCO = Official Records of Jackson County, Oregon.  
 ( ) = Record data as shown.

BASIS OF BEARINGS: Meest line of Section 15 per Survey No. 12633.

DATE: August 3, 1993

SCALE: 1" = 300'

No.	Radius	Delta	Length	Long	Chng	or	Course
1	30.00	197°52'28"	183.81	880°48'28"W	27.57	25.61	25.61
2	30.00	52°39'11"	27.57	844°27'20"E	27.57	25.61	25.61
3	30.00	250°31'36"	131.18	829°28'54"E	48.88	48.88	48.88
4	30.00	231°41'02"	121.31	859°14'22"W	8.84	8.84	8.84
5	30.00	88°50'23"	8.84	848°40'54"E	8.84	8.84	8.84
6	30.00	88°50'23"	8.84	880°05'03"W	247.85	247.85	247.85
7	70.65	88°01'36"	111.01	884°15'10"W	80.55	80.55	80.55
8	70.65	48°54'50"	111.01	880°21'18"W	88.78	88.78	88.78
9	70.65	48°02'23"	111.01	880°19'23"W	41.18	41.18	41.18
10	120.00	48°02'23"	155.86	880°14'38"W	82.85	82.85	82.85
11	120.00	48°02'23"	155.86	880°20'10"W	180.38	180.38	180.38
12	120.00	48°02'23"	155.86	880°18'57"W	76.57	76.57	76.57
13	120.00	48°02'23"	155.86	880°09'54"W	100.80	100.80	100.80
14	120.00	48°02'23"	155.86	880°44'38"W	115.85	115.85	115.85
15	120.00	48°02'23"	155.86	880°23'34"W	182.38	182.38	182.38
16	120.00	48°02'23"	155.86	880°24'00"W	130.85	130.85	130.85
17	70.65	88°01'36"	111.01	880°20'20"W	252.70	252.70	252.70
18	70.65	48°54'50"	111.01	880°24'50"W	88.84	88.84	88.84
19	70.65	48°02'23"	111.01	880°18'48"E	87.45	87.45	87.45
20	70.65	48°02'23"	111.01	880°18'48"E	85.75	85.75	85.75
21	70.65	48°02'23"	111.01	880°18'48"E	81.25	81.25	81.25
22	70.65	48°02'23"	111.01	880°18'48"E	8.84	8.84	8.84

CENTERLINE DEL ISLE WAY

D1	889°46'26"E	528.75
D2	889°46'26"E	91.63
D3	346°51'36"W	229.56
D4	886°05'59"W	768.08
D5	348°42'36"W	393.38
D6	336°48'38"W	228.44

CENTERLINE RICHARDS WAY

R1	N0°15'09"W	1308.38
R2	S89°44'43"E	18.88

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*James E. Hibbs*  
 OREGON  
 JUL 17, 1988  
 JAMES E. HIBBS  
 2234

Expires 6-30-95

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

*James E. Hibbs*  
 SURVEYOR

\*\* RECEIVED \*\*  
 Date 7-7-94 By 65  
 This survey consists of:  
 1 Sheet(s) Map  
 1 Page(s) Narrative  
 JACSON COUNTY  
 SURVEYOR

SURVEY NARRATIVE TO COMPLY WITH ORS 209.250

SURVEY FOR: Gregg Adams & Dan Bunn  
P.O. Box 1094  
Medford, OR 97501

LOCATION: A portion of the W. 1/2 and S.E. 1/4 of Section 15, T. 35 S., R.1 W., W.M., Jackson County, Oregon.

PURPOSE: To file a record of survey for the monuments set during the monumentation of HIGHLAND HEIGHTS SUBDIVISION in compliance with ORS 209.250, due to the fact that the final plat approval from County Planning is being held up due to factors beyond my control.

PROCEDURE: Tied the controlling sectional corners around Section 15 and monuments set by Survey No. 12633 into a closed loop traverse. Tied the centerline of the Eagle Point Irrigation Ditch into this traverse. Calculated the position of the lots corners and roads per the tentative plat and set same. Accessories to fractional corners are as follows:

- At the SW 1/16 corner of Section 15:
  - A 10" W. Oak brs. N.81°E., 72.2'.
  - A 10" W. Oak brs. S.15°E., 28.0'.
  - Both trees mkd. "SW1/16S15BT".
- At the CW 1/16 corner of Section 15:
  - A 16" W. Oak brs. N.39°E., 13.9'.
  - A 10" W. Oak brs. S.65°W., 40.2'.
  - Both trees mkd. "CW1/16S15BT".
- At the C 1/4 corner of Section 15:
  - A 3" W. Oak brs. S.85°E., 35.7', mkd. "XBT".
  - A 16" W. Oak brs. S.39°W., 28.0'.
  - A 12" W. Oak brs. S.72°W., 36.3'.
  - A 10" W. Oak brs. N.54°W., 4.8'.
  - All other trees mkd. "C1/4S15BT".
- At the CS 1/16 corner of Section 15:
  - A 14" W. Oak brs. N.43°E., 38.6'.
  - An 8" W. Oak brs. S.24°E., 45.6'.
  - Both trees mkd. "CS1/16S15BT".
- At the SE 1/16 corner of Section 15:
  - A 6" W. Oak brs. N.51°E., 39.5'.
  - A 10" B. Oak brs. N.27°W., 46.8'.
  - Both trees mkd. "SE1/16S15BT".
- At the E 1/16 corner of Sections 15 & 22:
  - An 8" B. Oak brs. N.15°E., 18.2, mkd. "E1/16S15BT".
  - A 14" W. Oak brs. S.7°W., 9.7, mkd. "E1/16S22BT".

BASIS OF BEARINGS: West line of Section 15 per RS 12633.

DATE: August 3, 1993

T35S R1W SEC15 TL'S 807,808 & 1200

James E, Hibbs, PLS 2234  
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(503) 772-2782

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Date 7-7-94 By JE

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1 sheet(s) Map

1 page(s) Narrative

JACKSON COUNTY  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*James E. Hibbs*

OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234

Expires 6-30-95